



## IN THIS ISSUE:

*New Valuation Data Table to go into effect in 2008 ....1*

*Stormwater Pollution Prevention Ordinance.....2*

*ADAAG Requirements in Bathrooms.....3*

*You're Invited!.....3*

*Building Code Appeals and Amendment Requests.....4*

*Continuing Ed for Licensed Contractors.....4*

*2008 Valuation Data Table.....Special Insert*

- **MISSION STATEMENT:** "Our Mission is to encourage and promote safe, quality development & construction in the City of Salina."
- **PME Meeting:** The next meeting of the Plumbing, Mechanical and Electrical Contractors will be September 12, 2007 at 7:00 pm at the Bi-Centennial Center.
- **BUILDING ADVISORY BOARD** meeting schedule: Sept. 11, Oct. 9, Nov. 13. All meetings are at 4:00 p.m. in Room 107 of the City/County Building.
- **Congratulations!** Toni Miller, Permit Tech, recently passed the ICC Permit Technician Certification Test.

August 2007  
23rd Edition

# DEVELOPMENT SERVICES NEWSLETTER

## City Adopts New Valuation Data Table for Building Permits

Commercial building permit fees in Salina are calculated based on the value of a building, which is determined by a square footage cost of construction; that is assigned by a valuation table which has been adopted by the city. This table assigns those values based on a combination of the use of the building and the type of construction. The table is a local modification of a table published and updated each year by the International Code Council. The table is updated by ICC on the basis of data gathered from across the country to monitor average construction costs.

The City Commission recently passed a resolution adopting the latest table published by the ICC in February of this year for use in 2008. The values in the table represent an average increase of between 3.2% and 3.9% for all categories except office buildings and hotels which went up about 4.5%. Consequently, this will translate to an average increase in building permit fees for new construction of approximately 3.5% to 4%. There was no change to the existing fee schedule regarding commercial construction. We have included a copy of the new table, with our local modifiers already applied, in this newsletter.

The City Commission also approved a change to the fee schedule related to permits for residential construction. The Commission approved a change to raise the square footage fee for finished space and for the conversion of unfinished space to finished space by 2 cents. The fee for unfinished spaces and garages remains unchanged. This will result in an average increase of about 3.3% for a residential permit, such as a new house, basement finish or addition.

The Commission adopted these changes with a deferred implementation date of January 1, 2008. Please take note of these changes as you are bidding work for which permits will be applied for after this date. This information will be available on the City website and in our office by January 2008. In the meantime, if you have any questions please call Building Services.

### Staying Informed- - It's Easy!

Information about building code updates, code appeals, and administrative code interpretations is available to you simply by subscribing via the City of Salina website at [www.salina-ks.gov](http://www.salina-ks.gov); click on Mailing Lists and subscribe to "Building Advisory Board Agenda" and "Building Code & Administrative Interpretations Updates". When public discussion (BAB monthly meeting agenda) about possible code changes or code appeals is scheduled you'll be notified. When a new building code is adopted, or a new administrative interpretation goes into effect, or a new local code amendment is adopted you'll receive an e-mail from us.

**\*\*\*\*\*Stormwater Pollution Prevention Ordinance\*\*\*\*\*****How Will This Affect Your Construction or Development Project?**

In order to comply with the Kansas Water Pollution Control General Permit issued to the City of Salina (a federal mandate) the City must develop, implement and enforce a local program to ensure that controls are in place, which would prevent or minimize water quality impacts to stormwater runoff from construction activities with land disturbance greater than one acre. Implementation and enforcement of this local program is in addition to the current Notice of Intent (NOI) requirements administered by the Kansas Department of Health & Environment (KDHE).

Salina's permit also requires the City to enact an ordinance by October 1, 2007 that would serve to reduce pollutants in stormwater runoff from construction or land disturbance activities by requiring construction site operators to provide and implement erosion and sediment control best management practices. The ordinance will also provide requirements for construction site operators to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

**Construction site stormwater runoff controls will be required for any land disturbance activity. A Land Disturbance Permit (LDP) will be required for all construction activities that:**

1. Cumulatively disturb sites greater than or equal to one acre, **or**
2. Are part of a larger common plan of development or sale which disturbs a cumulative area of 1 acre or more, **or**
3. Contain more than 50 cubic yards of cut or fill, **or**
4. Obstruct a drainage way, **or**
5. Involve building permits for new residential and non-residential construction.

**Adoption of the Stormwater Pollution Prevention Ordinance will require the following changes in the current development process:**

1. Requires submittal of a Stormwater Pollution Prevention Plan (SWPPP) for individual building lots.
2. The SWPPP must be prepared by a Kansas licensed professional engineer, Kansas licensed landscape architect or Certified Professional in Erosion and Sediment Control (CPESC). The Plan must accompany the LDP application.
3. The Plan must be submitted to, reviewed and approved by the Public Works Director or his / her designee.
4. A copy of the NOI approved by KDHE must be submitted to the Public Works Director or his / her designee.
5. Land disturbance and / or construction activity may not commence prior to approval of the SWPPP and issuance of the LDP. A building permit will not be issued without an approved SWPPP and LDP.

During the August 21, 2007 Planning Commission meeting public discussion took place, which resulted in a decision by the Commission to recommend the formation of a special "Stormwater Advisory Committee". This committee will be represented by individuals from the design, development and construction community. The City Commission will discuss formation of this committee at their September 10, 2007 meeting.

**Tentative Timeline for Ordinance Adoption:**

September 10, 2007	City Commission Study Session
September 17, 2007	City Commission consideration
September 24, 2007	Final Ordinance Adoption
January 1, 2008*	Anticipated Effective Date of Ordinance

(\*Voluntary compliance is recommended between October 1, 2007 and January 1, 2008)

**For further information please contact Wayne Nelson, Civil Engineer, City of Salina at 785-309-5725.**

## ADAAG Requirements & Bathroom Accessories

We have fielded several questions lately related to the proper location for a toilet paper dispenser to be compliant with ADA. ADAAG Figure 30(d) specifies that the furthest edge of a single-roll dispenser located on a wall beside a toilet can be no more than 36" from the wall behind the toilet. However, the Guidelines do not give clear direction on where to locate the dispenser if it is a double-roll dispenser of the kind typically installed in many commercial applications. The simplest interpretation would be that the 36" limit applies to the furthest edge of the dispenser just as it does to a single-roll dispenser. Given the size of some of these dispensers, we would like to offer an interpretation that offers a little more flexibility.

The Guidelines do give specific directions for other bathroom accessories such as paper towel dispensers and hand dryers. These requirements state that the highest operable controls and operating mechanisms must be within the appropriate reach range depending on approach to the dispenser. We believe that it is the intent of the Guidelines that the point of delivery of a given product must be within the required reach range prescribed for the dispenser. In addition, the revised Guidelines currently under consideration by the Department of Justice have altered the requirements for toilet paper dispensers to state that the center of the dispenser must be within 7-9" of the front of the toilet. This would typically result in the dispenser being closer to the toilet than presently allowed by the 36" requirement. Based on these findings, it would therefore be our interpretation that a double-roll dispenser would have to be located such that the points of delivery where the paper from either roll is or could be dispensed and any controls required to change from one roll to the other must be located within the current 36" reach range. The Guidelines specify that the center

of a single-roll dispenser cannot be located closer than 19" to the floor. We do not believe that this dimension should be applied to the much larger double-roll dispensers. The proposed revised Guidelines specify that the bottom of the dispenser can be no closer than 15" from the floor. Therefore, this is the dimensional guideline that we will apply to a double-roll dispenser.

We would also like to stress to installers that there is no specific requirement that the dispenser must be located below the grab bars. Although the current Guidelines do define a minimum height from the floor, they do not specify an upper reach range. We would interpret the requirements to be similar to other bathroom dispensers that would be accessible from a side approach. Those requirements would limit the height from the floor to the point where the paper would be dispensed or to any controls required to switch from one roll to another on a double-roll dispenser to 48". This is also in keeping with the proposed revised Guideline requirements. Although the current ADAAG requirements do provide guidelines for clearances above bars installed in recesses, they don't provide clear guidance as to the minimum clearance required above the bar to any projections. The proposed revised Guidelines do have specific requirements that prescribe a minimum of 12" from the bottom of any projection to the top of the bar. Lacking other clarification, we would accept this dimension as being the minimum reasonable clearance between the bar and a toilet paper dispenser. If an adjustment is required to maintain the 12" clearance above the bar and still maintain the 48" maximum height to a dispenser control, we would like to remind the designer/installer that the guidelines do permit the bar to be installed as low as 33" from the floor to the center of the bar instead of the 36" that is the typical installation.

### *Please Join Us    Public Forum*

#### *Building Codes, Existing Buildings and Redevelopment*

- ◆ Code Compliance Challenges in Redevelopment of Existing Buildings
- ◆ Staff Overview of Current Requirements
- ◆ Discussion of Code Amendment Process
- ◆ Open Forum for comments & suggestions

**Tues. September 18, 2007 from 5:30 pm to 7:00 pm, City-County Building, 300 W. Ash, Room 107**

**Please RSVP to Amy Lange, Development Coordinator, by Sept. 14th, 785-309-5715**

**Development Services Dept.**  
300 W. Ash, Room 201  
P.O. Box 736  
Salina, KS 67402-0736

Phone: (785) 309-5715  
FAX: (785) 309-5713  
EMAIL:

[building.services@salina.org](mailto:building.services@salina.org)

**Visit the City Website**  
at [www.salina-ks.gov](http://www.salina-ks.gov)

Building Services and Planning have their own web pages, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including forms, fees, local code amendments, past newsletters, informational brochures and public meeting agendas.

## City Offers New Process for Building Codes Appeals and Code Amendment Requests

Staff has recently received feedback indicating that citizens were sometimes reluctant to take advantage of the appeal process because they found the application process too confusing. Similarly, there was feedback that many times developers and contractors are frustrated by some code requirement or another, but did not know how to initiate the process to bring about a change.

In response to those concerns, Building Services has created two new applications that will be accessible online and in our office to initiate requests for the Building Advisory Board to hear code appeals or to review proposed code amendments. It is our hope that having a simple form to complete instead of having to compose a letter will encourage more participation in these processes. Please take a few moments to visit our website and review these applications.

## Continuing Education for Licensed Contractors

Courses, seminars or workshops found on the following websites are approved for continuing education hours for City of Salina Contractor's Licenses:

[www.kphcc.org](http://www.kphcc.org); Kansas Plumbing, Heating, Cooling Contractors Asssoc., Inc.

[www.iccsafe.org](http://www.iccsafe.org); International Code Council (code books also available here)

[www.jocogov.org](http://www.jocogov.org); Johnson County, KS

If you find a class, seminar or workshop that you would like to attend and need to know if it would qualify for continuing education for your contractor's license, please contact Mike Roberts. He will review the brochure or registration information about the class and determine if it will qualify for continuing education hours. ***Watch for future mailings to you regarding other continuing education opportunities.***



### Development Services

300 West Ash Street ♦ P.O. Box 736

Salina, Kansas 67402-0736

TELEPHONE (785) 309-5715

FAX (785) 309-5713